



SABAL POINT
COMMUNITY SERVICES ASSOCIATION
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Memo To File

March 31, 2017

Subject: Fence Finishing Guidelines

The association has been involved in several recent homeowner discussions regarding requirements for “finishing” wooden fences in SPCSA villages. Applicable Deed Restrictions state in part:

“Decorator fences, screening walls, etc. must be approved by the Architectural Review Committee (ARC) and must be of material consistent with those used on the dwelling itself. Wood fences must be finished on both sides so that no unfinished surface post or bracing is visible from an adjacent lot, public street, or common area.”

While recent Architectural Review Committee (ARC) approvals have specified “painting or staining and sealing” of new wood fences, some residents have reported treating new fencing with a “clear seal” or semi-transparent stain which lack longer-term weather resistance, uniform appearance and durability.

In order to clarify the “finishing” requirements, SPCSA’s Board and ARC adopted the following at the association’s monthly Board Meeting on March 28, 2017:

Wood fencing installations must be finished in an ARC-approved color with a suitable exterior paint or solid-colored stain. Acceptable stain and sealant products generally have a 10+ year guarantee on fencing and include (as examples):

“Arborcoat – Solid Exterior Stain” (Benjamin Moore)
“Behr Premium Solid Color Stain and Sealer” (Home Depot)
“Cabot Solid Color Acrylic Siding Stain” (Walmart)
“Olympic Elite” (Lowe’s)
“Sun-Proof Deck, Fence & Siding Solid Color Stain” (PPG)
“Woodsman Acrylic Deck, Siding & Fence Stain” (True Value Hardware)

Other resident-requested staining products will be considered and approved if equivalent to the above.

SPCSA Board of Directors